

# TO LET - RETAIL



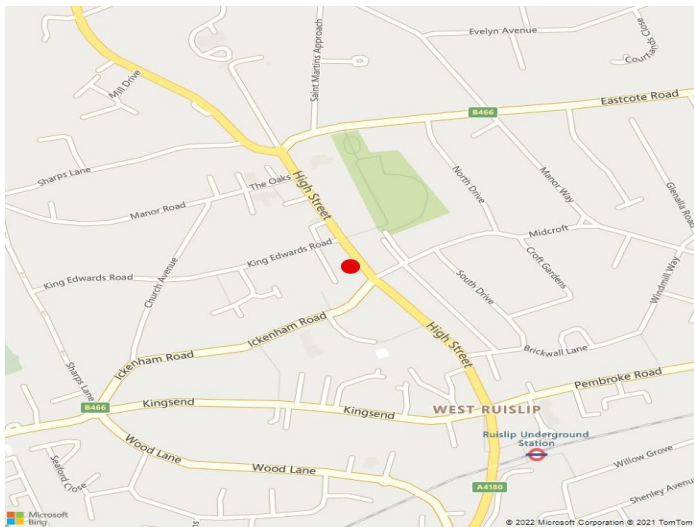
**60 High Street, Ruislip HA4 7AA**  
1,700 Sq Ft (157.93 Sq M)

£35,000 per annum exclusive

- PRIME LOCATION
- SUITABLE FOR A VARIETY OF USES (CLASS E)
- NEW FLEXIBLE LEASE
- RUISLIP

## Location

Ruislip is an affluent West London suburb within the London Borough of Hillingdon. Ruislip Station is served with the Metropolitan and Piccadilly Lines.



## Description

A substantial ground floor shop in Ruislip High Street occupying a prime location. There is good public parking. National nearby occupiers include Sainsbury's, Iceland, Tesco, Boots, WHSmith, Barclays, Lloyds, HSBC, Santander and Nationwide.



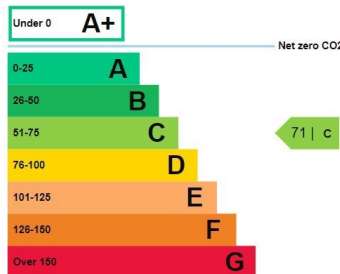
## Accommodation

Accommodation	sq ft	sq m
Ground Floor	1,700	157.93

## EPC

An energy performance certificate (EPC) is available upon request. The property has an asset rating of C (71).

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Rent

£35,000 per annum exclusive

## Terms

A new full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £33,750

Rates Payable : £8,437 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM on 01923 845222.

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.